



# Punjab Government Gazette

## EXTRAORDINARY

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### GOVERNMENT OF PUNJAB

#### DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

(Housing-2 Branch)

#### NOTIFICATION

The 18th July, 2023

**No. 13/61/23-6HG2/978.**—In pursuance to Clause No. 17.2.1 of Industrial and Business Development Policy, 2022 notified by Government of Punjab vide notification no. PIU/Industrial & Business Development Policy-2022/291 dated 8th February 2023, the Governor of Punjab is pleased to notify that All Industrial Parks including Textile, Food, IT, Electronics etc. approved by the State or Central Government shall be exempted from the provisions of Punjab Apartment and Property Regulation Act (PAPRA) 1995, in accordance with the powers vested with the State Government under Section 44 of the Act subject to condition that Section 5(11), Section 32, and Section 36 to 39 shall remain applicable and shall be further subject to the following conditions:-

1. The promoter shall obtain the required permission as specified in the notification regarding merging of CLU issued on 24.03.2023. Further, the development works shall be carried out in accordance with the layout/zoning plan and building plans approved by Competent Authority as per general guidelines of the Department of Housing and Urban Development issued in this regard from time to time.
2. The promoter shall deposit the entire amount in respect of the contribution to the Punjab Urban Development Fund, created under section 32 of the Punjab Apartment and Property Regulation Act, 1995 (Act No. 14 of 1995), within a period of 30 days of the sanctioning of its layout plan.
3. The promoter shall complete the project within a period of 5 years from the date of first approval of the layout plan or within a period as stipulated by the Government of India in its sanction order whichever is earlier.
4. The incentives as stipulated under Industrial and Business Development Policy 2022 of the Government shall be available to such project.
5. Before starting the development of the proposed project promoter shall obtain environment clearances from the Ministry of Environment & Forest, Government of India as required under EIA notification dated 14.09.2006 as well as consent to establish (NOC) from the Punjab Pollution Control Board.
6. Promoter and the allottees shall not use the underground water for construction purpose, in the areas

notified by the Central Ground Water Board and use alternative sources such as surface water source or treated sewage water from nearby Sewage Treatment Plant and shall comply the guidelines issued by the Nodal Agency/Government from time to time. Promoter shall abide all the instructions/notifications issued by Department of Housing and Urban Development or any other Department of the Government from time to time relating to setting up of Industrial Park including Textile, Food, IT, Electronics approved by State or Central Government.

7. This notification shall be applicable to only new Industrial Park Projects.

Further in pursuance to clause no. 12.20.1 and 12.20.3 of Industrial and Business Development Policy, 2022, Industrial Parks set up by Private Developers with minimum area of 25 Acres (10 Acre for IT Park) having 100% Industrial Component or having Minimum 60% of Industrial Component up to 30% of Residential Component and up to 10% of Commercial Component will be 100% exempted from payment of CLU/EDC on Industrial Component and EWS residential component of Industrial Parks. However, the promoter shall pay the SIF charges on the Industrial component of the Industrial Park. Whereas pro-rata charges such as CLU, EDC, LF/PF, SIF, UDF etc. shall be applicable for rest of the components like Residential (except EWS), Commercial etc. of the industrial park, in the light of the Industrial and Business Development Policy 2022.

The minor deviation of plus/minus 5% subject to maximum of 1 acre in the requirement of minimum area of Industrial Park of 10/25 acre shall be considered by the competent authority on case to case basis.

However, rest of the provisions of the Industrial Park Policy notified vide Notification No. 13/64/17-5HG2/99 dated 19.06.2019 shall remain the same.

Accordingly, the Notification No. 13/64/17-5hg2/1896 dated 16 Nov 2018 and Notification No. 13/64/17-5hg2/1864 dated 16 Nov 2018 shall stand superseded.

Chandigarh  
The 12th July, 2023

**AJOY KUMAR SINHA, IAS**  
Principal Secretary to Government of Punjab  
Department of Housing & Urban Development